Building contracts awarded during amounted to \$322,312,000, which is November in the twenty-seven northeastern States of the country, according to the statement of the F. W. Dodge Company, amounted to \$192, 511,000. This figure is 45 per cent greater than the figure for November, 1920. The November, 1921, total was 14 per cent under the October figure, although the average per business day in November.

eleven months of this year have for the first eleven months in the amounted to \$2,161,500,000, which is 11 preceding five years.

Per cent greater than the average Contemplated new work reported per cent greater than the average contemplated not per cent greater than the preceding for this district in amounted to 39.122,000.

The fact that construction activity is holding up at an unusually high

### New England.

Contracts awarded during November in the New England States amounted to \$18,404,000. This was 15 per cent less than the figure for the previous month and 1 per cent less than the figure for the previous month and 1 per cent less than the figure for November, 1920.

The November, 1921, total included: Residential buildings amounting to \$7,746,000, or 42 per cent of the total; business buildings, \$3,302,000, or 18 per cent; public works and utilities, \$2,425,000, or 13 per cent; hospitals and institutions, \$1,923,000, or 10 per cent.

Total contracts awarded in November in the Corresponding month last year.

Included in the October total were \$16,232,000, or 26 per cent for residential buildings; \$10,399,000, or 24 per cent for public works and utilities, \$2,425,000, or 42 per cent of the total; business buildings; \$4,801,000, or 11 per cent; public works and utilities, \$2,425,000, or 13 per cent; hospitals and institutions, \$1,923,000, or 10 per cent for industrial buildings.

During the first eleven months of this year the total amount of building contracts has been \$599,119,000, in which is 2 per cent less than the av-Contracts awarded during November in the New England States

Total contracts awarded in New England from January 1 to December 1 have amounted to \$178,933,000, which

November amounted to \$26,377,000. New York and New Jersey.

it was 22 per cent under the figure tober, 1921. for the preceding month.

55.720,000, or 10 per cent, for business buildings; \$4,342,000, or 7 per cent, for business buildings; \$4,342,000, or 7 per cent, for industrial buildings; \$3,386,000, or 6 per cent, for educational buildings.

The total amount of building contracts recorded during the first eleven

preceding five years. for this district in November amount- ported in October ed to \$86,169,000, an increase of \$10.

### Middle Atlantic States.

November building contracts in the carolinas), amounted to \$30,308,000. which was more than double the figure for November, 1920, although it was 10 per cent less than the total for October, 1921. total included.

The November, 1921, total included: and allow the mash to boil before \$10,448,000, or 34 per cent, for resisential buildings; \$7,655,000, or 25 per The still was located approximately

about double the volume of contracts from January 1 to December 1. amounted to \$399,596,000, which is Contracts awarded during the first considerably above the average figure

The Central West.

level through the winter months, taken with the other known factors in level that are likely to affect the months. that are likely to affect the rate of activity next year, gives promise of an unusually good year for construction in 1922.

Indiana, lowa, Michigan, Wisconsin, Missouri and portions of Eastern Kansas and Nebraska) unusually good year for construction amounted to \$45,462,000. This was in 1922. the preceding month and 3 per cent less than the figure for the cor-

which is 2 per cent less than the average eleven-month figure for the preceding five years.

Contemplated new work reported

is 17 per cent less than the average in this district during November eleven-month total for the preceding amounted to \$150,700,000, which was more than three times the amount of Contemplated new work reported in contracts awarded during the month.

The Northwest. Contracts awarded during Novem-New York State and Northern New amounted to \$4,701,000. This figure Jersey amounted to \$58,850,000. This is 55 per cent greater than that of was 76 per cent greater than the the corresponding month last year figure for November, 1920, although and 32 per cent less than that of Oc-

or the preceding month.

The November, 1921, total included in the November total were \$2,006,000, or 43 per cent, for resident the following items: \$40,600,000, or tial buildings; \$1,091,000, or 23 per cent, for residential buildings; cent for business buildings; \$823,000

Contracts awarded in this district months of 1921 has amounted to during the first eleven months of this \$76,819,000, an increase of 29 per cent year have amounted to \$584,721,000, over the average eleven-month which is 53 per cent greater than the average eleven-month figure for the Contemplated new work reported

eleven-month figure for the Contemplated new work 1,276,000 in November amounted to \$44,276,000 in November amount re Contemplated new work reported more than three times the amount re

### 100,000 over the amount reported in STILL EXPLOSION WREGKS

TRUCKLOAD OF WHISKEY PORT DEPOSIT, Md., Dec. 10 .- Ex-Middle Atlantic States (comprising plosion of a corn still back in the country last night wrecked an auto truck sylvania, Delaware, Maryland, Disloaded with the finished product, spill-

The still was located approximately cent, for public works and utilities; at the intersection of a line drawn 4,786,000, or 16 per cent, for business from Port Deposit to Newark, Del., buildings; \$3,510,000, or 12 per cent for educational buildings.

Total contracts awarded during the first eleven months of this year have

Morton J. Lucks Notes Increased Demands for Central Sites on Main Business Arteries.

Great activity in and a growing although the average per business day in November was very slightly less than in October. The normal decline from October to November is 24 per cent.

Residential construction in November are counted for \$30,324,000, a slight increase over October. This November in the total activity for the month. Public works and utilities amounted to \$26, 397,000, or 14 per cent of the total activity for the month. Public works and utilities amounted to \$26, 397,000, or 14 per cent of the total construction in November in West Virginia, Ohio, Kentucky and Tennessee amount to \$34,586,000, an increase of 2 per cent over the previous month and 89 per cent over the previous month and 89 per cent over the corresponding month last year.

Included in the November total were: \$13,291,000, or 38 per cent, for a village, and is now, on account of vita increased population. A real per cent; educational buildings, \$15, 212,000, or 9 per cent; industrial buildings; \$3,548,000, or 11 per cent, for public works and utilities and \$3,632,000, or 10 per cent, for outsings, \$17,695,000, or 9 per cent.

Contemplated new work reported in November amounted to \$395,666,000, as suildings.

The total volume of contracts let from January 1 to December 1, sense mounts to \$395,666,000. ness houses in the city that is forc-ing the business sections to expand, and they are expanding rapidly. The office of Shannon & Luchs

has been very prominent in the re-cent sale of business properties. The following list contains some of the transfers negotiated through this

The property at 1318 Eye street northwest, recently purchased by Adolphe Gude, was an old three-story brick house. Mr. Gude is now erecting a modern three-story business building on the property for his business. This is one of the first business buildings to break in this block of business.

The three-story brick building at 912 Fourteenth street northwest, facing Franklin Park, will be remodeled into a modern building just as soon as the present tenants vacate. This property was purchased by Louis Jacobs and Mike Jacobs for an invest-

Good Business Street. The three-story dwelling at Thirteenth street northwest is just in process of being sold to a local merchant, who plans to remodel the property for his retail business. This s a good business street, but several residences remain to be converted into business buildings.

A three-story brick dwelling at 1307

H street northwest was recently re-modeled into a modern business build-ing by this firm. The property was ourchased by Samuel J. Venable, who plans to move his art galleries from nis present place of business at 1235 G street northwest to the new location about January 15. This is anther example of business expansion. The property at 1603 K street northwest, adjoining the residence of Admiral George Dewey, was recently purchased by David A Bauer, who will hold the property as an investment. activity in realty transfers in the past six months, and a large number of properties on this street, between Fourteenth street and Connecticut avenue, have changed hands. A large number of the old residences have been remodeled into modern business properties and work will start on

others very shortly.
The building at 308 Tenth street northwest was recently purchased by Nathan Frank, who will hold the prop-

erty as an investment. The property at 610 Twelfth street northwest was purchased by the Saks Fur Company. After the property is thoroughly renovated to suit the requirements of their business they will move from their present location on

F street to the new building. New Store Fronts. The two buildings at 1337 and 1339

F street northwest are being renodeled by Shannon & Luchs into modern buildings. When completed the fronts will be of Indiana limestone, with large double windows to each store, and will have up-to-date heating plants and plumbing facil-

A sale is pending for the two threestory buildings at 612 and 614 Twelfth street northwest. An out-of-town concern is considering pur-

Venable Art Company **Purchase Building** For \$57,500



Building at 1307 H street northwest, purchased by the S. J. Venable Art Company (now located at 1225 G street northwest) from Shannon & Luchs. The purchaser will occupy building about January 15. consideration was mentioned, but it is understood the property was held at \$57,500.

chasing the property for a ladies clot ing store. The firm of Shannon has a special department known as the business This depart location department. ment specializes on the selling and leasing of business and industrial J. Luchs. According to Mr. Luchs' activity in business properties will continue consistent with the increase in population, and it is only natural that the business section should expand in logical directions to meet the needs of the community.

OMAHA POLICE TO FURNISH ALIBI FOR BOMB SUSPECT

OMAHA, Neb., Dec. 10.-Charles an Deusen, head of the detcetive hureau yesterday indicated that Mike Stine, a wrestler, arrested Thursday as a suspect in the Wall street exbe released, probably today.

Van Deusen said he recognized Stine as a wrestler who was here working for a carnival company shortly after the New York explosion occurred. Stine himself said he was in New York only once and that was in 1902, when he arrived from his native land, Bulgaria.

John F. Donohoe & Sons,

Real Estate and Insurance

314 Pennsylvania Ave. S.E.

Charles P. Benns Sketches History of Industry in Address at Y. M. C. A.

"Fire Insurance" was discussed be fore the real estate class et the Y. M. C. A. last Tuesday night by Charles P. Benns, manager of the Underwriters Association of the Dis-trict of Columbia. In sketching the history of insurance, Benns explained that the present standard form con-tracts of modern insurance resemble those used in the early days by English marine insurers. The term "Underwriters" was derived from the practice of individual insurers in sign-ing their names under the writing of insurance contracts. As the business of these individuals grew, the problem of having ready cash or liquid assets to meet the increasing demands occasioned by losses quite naturally led to the formation of insurance companies Benns analyzed the policy contract in detail, explaining the technical features and the historical reasons for many of the quaint phrases incor-porated in the modern insurance

Particular stress was made on the importance of the stipulations which formed the basis of the contract. This portion of a policy, which usually is printed in condensed form and with small type, contains all the conditions that must be fulfilled by the insured as well as by the company. Failure to comply with the requirements, or doing something expressly forbidden, may void the policy and result in difficulty with possible litigation.

Benns emphasized the fact that, generally speaking, all insurance companies were responsible, in that strict State and Federal laws and supervision made them so. However, it was suggested that it was well to intrust matters of insurance to reliable agents

The methods used by the Under writers' Association in fixing rates was explained. These rates are arrived at by adding to the basic o key rate certain standard charges for structural conditions, that are known to increase fire hazard. On the other hand, credits are allowed for special equipment to prevent fires as well as the installments of hose, fire extinguishers, etc. The board arbi-trarily adds certain charges for what are commonly known as "faults of management" charges. For instance. lack of proper ash cans, untidy conditions, crowded windows and aisle

It was explained, however, that hese "faults of management" charges are removed as soon as the objectionable conditions are cor

### **GIVEN AWAY** To Close an Estate

CHEVY CHASE, D. C.

New Bungalow Price \$8,500 \$750 Cash; \$75 Monthly

5 Rooms; tile bath; h.w.h.; gas & electricity; open fire-place; high elevation; lot 50x 150; 3 blocks to Conn. ave.; near Bureau of Standards.

Morgan E. Morgan & Co. 1407 New York Ave.

Franklin 1320 To Inspect Sunday Phone Franklin 1686-J 5526-After 5 P. M. Lin. 614 (Ask the Man Who Owns One.)

rected. Benns pointed out that next to New York, Washington had the lowest basic rate used in determining standard rates and that this was due to the fact that Washington had many favorable conditions such as wide streets, lack of overhead wires and an efficient fire department.

Transfers Effected Through W S. Phillips Include Chevy Chase Bungalow.

The transfer of seven residential properties was reported by the office of William S. Phillips during the last week. This list includes the following properties: Julian D. Sears purchased premises

109 East Underwood street, Chevy Chase, Md., from Mrs. Louise E. Earll. field in a minimum of time. This is a detached bungalow of five rooms, inclosed sleeping porch, and built-in garage.

Mrs. Lillian H. Kleaver purchased from Allen MacCullen premises 4021 Illinois evenue. This is a two-story brick home containing six rooms and

leeping porch. Frederick Ehninger purchased 3916 Eighth street northwest from Fred-erick A. Cusack. This is a modern ome containing six rooms and sleep ing porch.

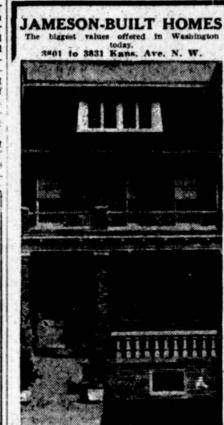
Mrs. Carrie H. Kaltanbach pur-hased from Mrs. Mary E. Phillips the Twenty-fifth street northwest.

Harry E. Vernick purchased prem-less 1007 Twentieth street northwest

from Harvey J. Zimmerman. This is a three-story brick dwelling containng nine rooms and bath.

A. Louise Reynolds purchased from brick house at 1007 Florida avenu northeast.

G. A. Hoffman purchased George E. McIver the six-room brick dwelling at 329 Sixteenth street southeast. This house has a deep lot with four-car garage.



8 large rooms, the main, attic, elec. lights, double floors, lots ce, wash trays, servants' toilet, do porches, wide cement front porc

THOMAS A. JAMESON 906 N. Y. Ave. N. W.

Membership Committee Recommends Five Active and Forty Associate Members.

The membership committee of the Washington Real Estate Board. headed by H. Clifford Bangs as chairboard offices. To date this committee has recommended to the executive dential property. committee the applications of five persons as active members and forty as associate members.

soliciting new members into groups and in this way are covering a larger seven huses will be completed at Nos. It is expected the required number

of new members will be obtained within a few weeks, after which time this committee will confine its activity principally to investigating applicaions that come to the board. The personnel of this committee, in en.

addition to H. Clifford Bangs, is: Robert C. Howard, H. L. Rust, jr., Horace G. Smithy, W. C. Miller, H. Lewis, Lanier P. McLachlen, Joseph D. Sullivan, Joseph A. Petty, Louis H. Schneider, Charles A. Jones, William A. Boss, Arthur B. Browne, David E. Barry, Thomas Nash, F. flot Middleton, St. George R. Raby, Benjamin F. Adams and J. Dallas site will be equipped with recreation

Construction of 52 Houses Will Be Completed by Spring.

Rapid progress is being made by William S. Phillips in the development of the property on Longfellow man, has perfected its organization and Madison streets and Eighth and and is holding weekly meetings in the Ninth streets, which he purchased last summer for the building of regi-

The property has been subdivided into fifty-two building lots. Eight houses have already been completed The members of the membership at Nos. 829 to 843 Longfellow street, committee have divided the work of construction work is now nearing completion on seven houses at Nos 815 to 827 Longfellow street and sixty days. It is expected that the entire development of fifty-two houses will be completed by spring.

The houses are modern in every

respect, contain six large rooms and bath, have concrete front and double rear porches and the cellars run the full length of the houses. The kitch en, in addition to being equipped with the usual gas range and dresser has a built-in refrigerator. The lo are 117 feet deep and there is a fif-teen-foot paved alley in the rear.

One of the features of the develop ment is a site 70 by 140 feet in ti-

center of the property, which the owners have set aside as a play-grounds for the children, and this

# Attractive New Homes

No. 1758-1768 Lanier Street N.W.

HESE homes are ideally situated in one of the most exclusive sections of Washington Heights.

(One Block North of Col. Road)

Two-story and attic homes of distinctive design, containing eight rooms and two complete baths; large sleeping porch; Pittsburgh instantaneous water heater; oak floors. Modern in every detail. Lot 221/2x 142. Brick garage.

Reasonably Priced Terms If Desired

> Sample House 1760 Lanier St.

Open, Lighted and Heated Daily Until 9 P. M.

N. L. SANSBURY CO., INC.

"Everything In Real Estate"

1418 Eye St. N. W.

Phones Main 5903-4-5

**Exclusive Agents** 

## New Houses In Every Section That Meet Every Requirement

\$10,750 New 6-room and bath brick

Beautiful new bungalow just

completed. Five rooms and

bath on one floor and large at

Near 8th and Buchanan. Attractive new six-room and bath brick house in this very sleening work. \$7,850 good section. Excellent struction; large front and rear porches, hot-water heat, electric light, concrete cellar, tubs. Good

### ot and high elevation. Shepherd, West of 14th. in most delightful part of Chevy \$12,500

Seven large rooms and bath, splendidly built brick house. Colonial front porch, with up-per porch, sleeping porch, break-fast porch, hardwood floors, hot-shrubbery. Built-in garage. water heat, electric light, and lot 22 by 135. This new dwelling, built by one of the best builders, will be certain to in-the properties.

Other very attractive houses just completed both in city and the better suburban locations. Phone for representative to take you to inspect these properties.

## Near 19th and Park Road. Best Mt. Pleasant Section.

Eight-room and swo-bath brick house, three rooms deep, with house, just completed by one of the capital's most noted builders. double rear porches; hot-water heat, electric light, hardwood floors; in most desirable section. Splendidly built. \$2,000 cash and \$80 per month.

13th & Randolph. \$8,500 the capital's most noted builders. Large rooms, well arranged. Built and glassed in sleeping porch; large front porch. Attractive and well-equipped kitchen; extra large closets. Built-in garage. Hardwood floors; in fact, everything that makes for the most complete home.

### Mt. Pleasant Section. \$16,500

tic with space for two rooms.
Hot-water heat, electric light, breakfast alcove, fireplace, porch, large lot and many other features of the complete modern home. \$1,000 cash and \$85 monthly.

Excellent new house of eight rooms and two baths. 25 feet wide, large rooms, porches, garage; modern in every detail. This house is certain to interest anyone desiring a complete, well-built home in this very desirable locality.

### Near 11th and Buchanan. \$9,000.

con-interesting features. Easy terms.

Beautiful new residence nine large rooms and 3 baths, Chase, and close to Connecticut avenue. Hardwood floors, large porches, center hall and large living room with fireplace and

ALLAN E. WALKER & CO., Inc. 813 15th St. N. W.

## \$17,000.

Chevy Chase, Md. \$22,500.

Main 2430

## 1215 to 1223 Kenyon St.

**4 BIG BED ROOMS** You can rent second floor for enough to make

COLUMBIA HEIGHTS



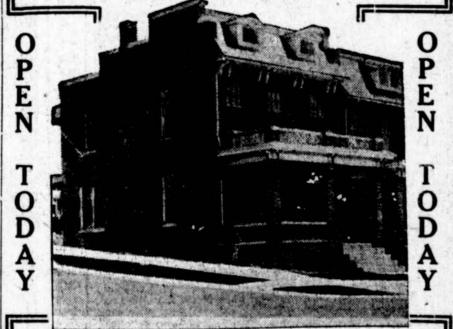
### Room for Two Garages

The Homes with the Big Lots-20 by 150 ft. -plenty room for garages, flowers and gar-

Open Daily

## **New Corner Home** Small Cash Payment

Reasonable Terms



## 4th and Upshur Streets

Southeast Corner!

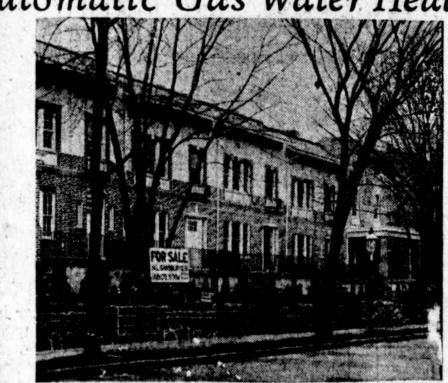
The last of a row of new houses which the owner will sell right Six rooms and bath; nice fixtures; complete in every detail; con-

Open Today for Your Inspection

Southeast Corner Fourth and Upshur Streets

1405 Eye St.

Main 4752



Six handsome homes recently erected on Lanier Place N. W. and for sale by N. L. Sansbury Co., 1418 I St. N. W. Mr. Tankersley, owner and builder, says, "We put 'Pittsburg' Heaters in these houses because we wanted to give our purchasers the best we could When buying a new home insist that it be equipped with an instantaneous water heater, and "BE SURE YOU GET A PITTSBURG."

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